



REGENT
ESTATES

HIGH STREET, BERKHAMSTED

£450,000 Leasehold

ACCOMMODATION

A superbly presented 2 double bedroom duplex apartment with parking for 2, situated within level walking distance Berkhamsted town centre and mainline station into London Euston.

The spacious accommodation is set out over 2 floors and includes a bright living room with dual aspect windows with space for a dining area. There is also a modern fitted kitchen and a cloakroom with w/c and hand wash basin. The second floor has two large bedrooms both of which have fitted wardrobes. A well fitted shower room with a second door providing direct access into the master bedroom.

To the rear of the property is a communal garden and 2 designated off road parking spaces.

IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

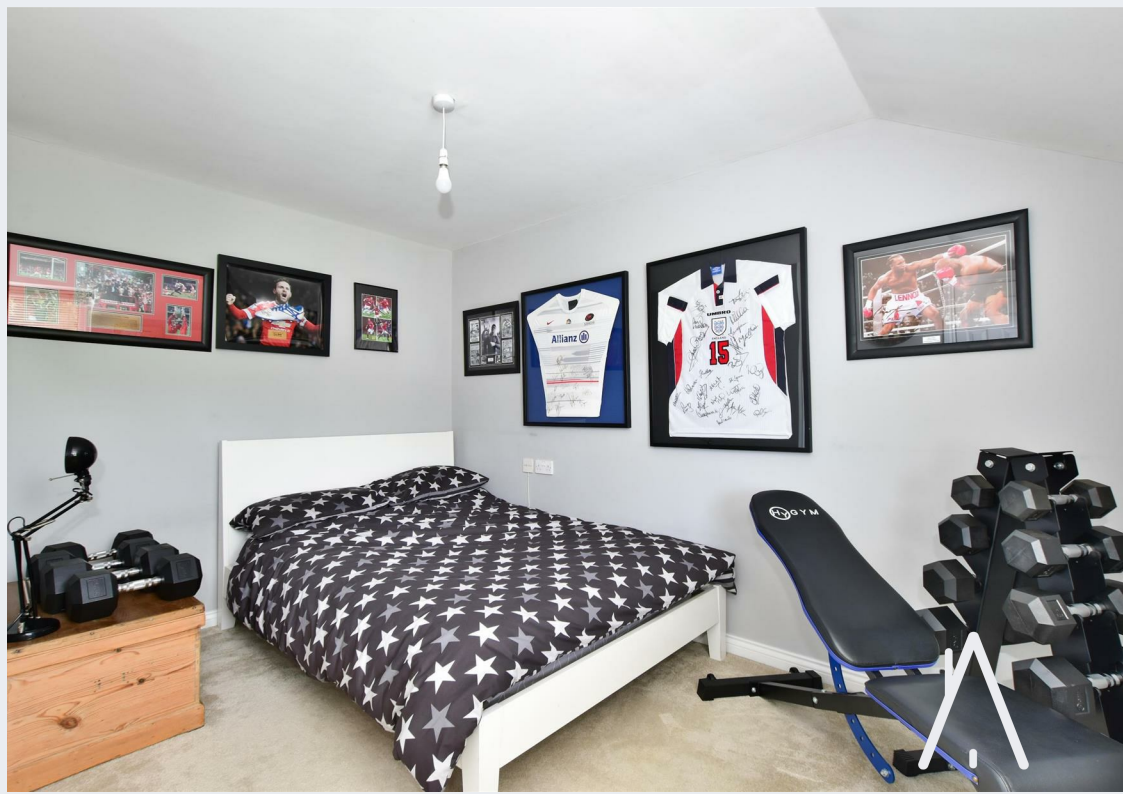
VIEWING

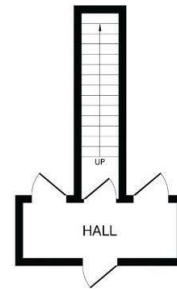
Strictly by appointment through Regent Estates.

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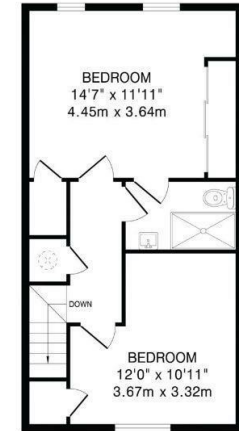




Ground Floor
78 sq.ft.(7.2 sq.m)approx.



First Floor
424 sq.ft.(39.4 sq.m)approx.



Second Floor
424 sq.ft.(39.4 sq.m)approx.

TOTAL FLOOR AREA: 926 sq.ft.(86.0 sq.m)approx.
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

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